

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



11 Woodlands Park Drive, Neath, Neath Port Talbot. SA10 8DE



**Offers Over £275,000**

## Main Features

- Desirable Location
- No Onwards Chain
- Detached Family Home
- Off Road Parking & Garage
- Three Bedrooms
- Freehold
- EPC - C
- Gas Central Heating
- uPVC Double Glazed Windows Throughout
- Need A Mortgage? We Can Help!

## General Information

Situated in a sought-after residential estate in Cadoxton, Neath is this detached three bedroom family home on Woodlands Park Drive available with no ongoing chain. Featuring a generously-sized lounge / diner, kitchen, three bedrooms and a driveway leading to a drive-through garage this property has the potential to be a fantastic family home in a quiet but also convenient location minutes from Neath Town Centre & a range of local schools.

Also comprising of an enclosed south-easterly facing rear garden complete with brick-built storage shed. The property is in need of some modernisation but would make a spacious family home with ample parking facilities and an enviable location.

Please visit our new and improved website for more information!

## GROUND FLOOR

### Hallway

Carpeted flooring, radiator and stairs to the first floor.

Doors to;

### W.C.

Comprising of a low level WC and a wash hand basin with mixer tap. uPVC double glazed stain glass window, laminate flooring and radiator.

## Kitchen

Appointed with a range of matching wall and base units with work tops over and an inset stainless steel sink with mixer tap. uPVC double glazed window to the rear aspect, tile-effect laminate flooring, radiator, pace for oven / cooker with extractor hood over.

uPVC door to access the rear garden.

## Lounge / Diner

uPVC double glazed Bay window to the front aspect, carpeted flooring, two radiators and a feature fireplace.

## FIRST FLOOR

### Landing

uPVC double glazed window to side aspect, carpeted flooring, airing cupboard housing a radiator and a combi boiler serving domestic hot water and gas central heating.

Doors to;

### Bedroom One

uPVC double glazed window to the front aspect, radiator, carpeted flooring and fitted wardrobes with mirrored sliding doors.

### Bedroom Two

uPVC double glazed window to the side aspect, carpeted flooring and radiator.

### Bedroom Three

uPVC double glazed window to the front aspect, carpeted flooring and radiator.

### **Shower Room**

Comprising of a low level WC, corner shower cubicle, and a vanity wash hand basin. uPVC double glazed window to the side aspect, radiator and tiled flooring.

### **EXTERNALLY**

#### **Gardens**

Front garden mostly laid to lawn with driveway giving access to drive-through garage and side access.

Enclosed and mostly level south-easterly facing rear garden mostly laid to lawn access to a brick-built storage shed and to the rear of the garage.

#### **Mortgage Advice**

PM Financial is the mortgage partner in the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with a free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 3 or email us at [npt@petermorgan.net](mailto:npt@petermorgan.net) (fees will apply on completion of the mortgage)

### **Please Note:**

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

#### **Viewings**

Strictly By Appointment Only

#### **Utilities**

Mains electricity, mains water, mains gas, mains drainage (Services not tested)

**Current council tax banding** E


**Current heating type** Gas

**Tenure (To be confirmed)** Freehold

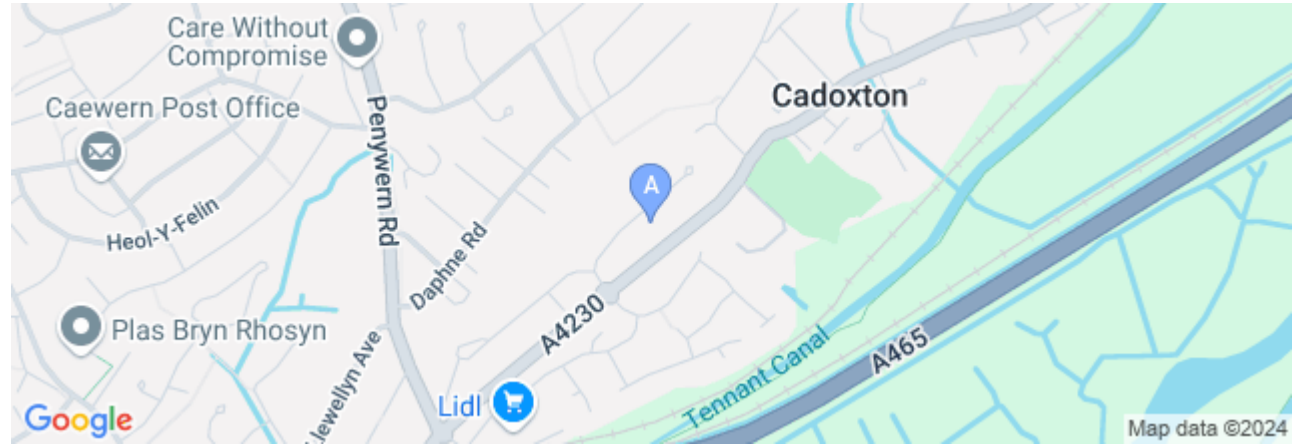






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



# PETER MORGAN

## POSITIVELY MOVING

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